



**CITY OF SUNNYVALE
REPORT
Planning Commission**

August 28, 2006

SUBJECT: **2006-0670** – Application located at **513 Anacapa Terrace** (near Waddington Avenue) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District (APN: 204-16-091)

Motion **Special Development Permit** on a 3,385 square foot site to allow the addition of 232 square feet of floor space within an existing two-story home resulting in 62.5% Floor Area Ratio where 45% is allowed without Planning Commission review.

REPORT IN BRIEF

Existing Site Conditions Two-Story Single Family Home (Planned Development)

Surrounding Land Uses

North Two-Story Single Family Home (Planned Development)

South Two-Story Single Family Home (Planned Development)

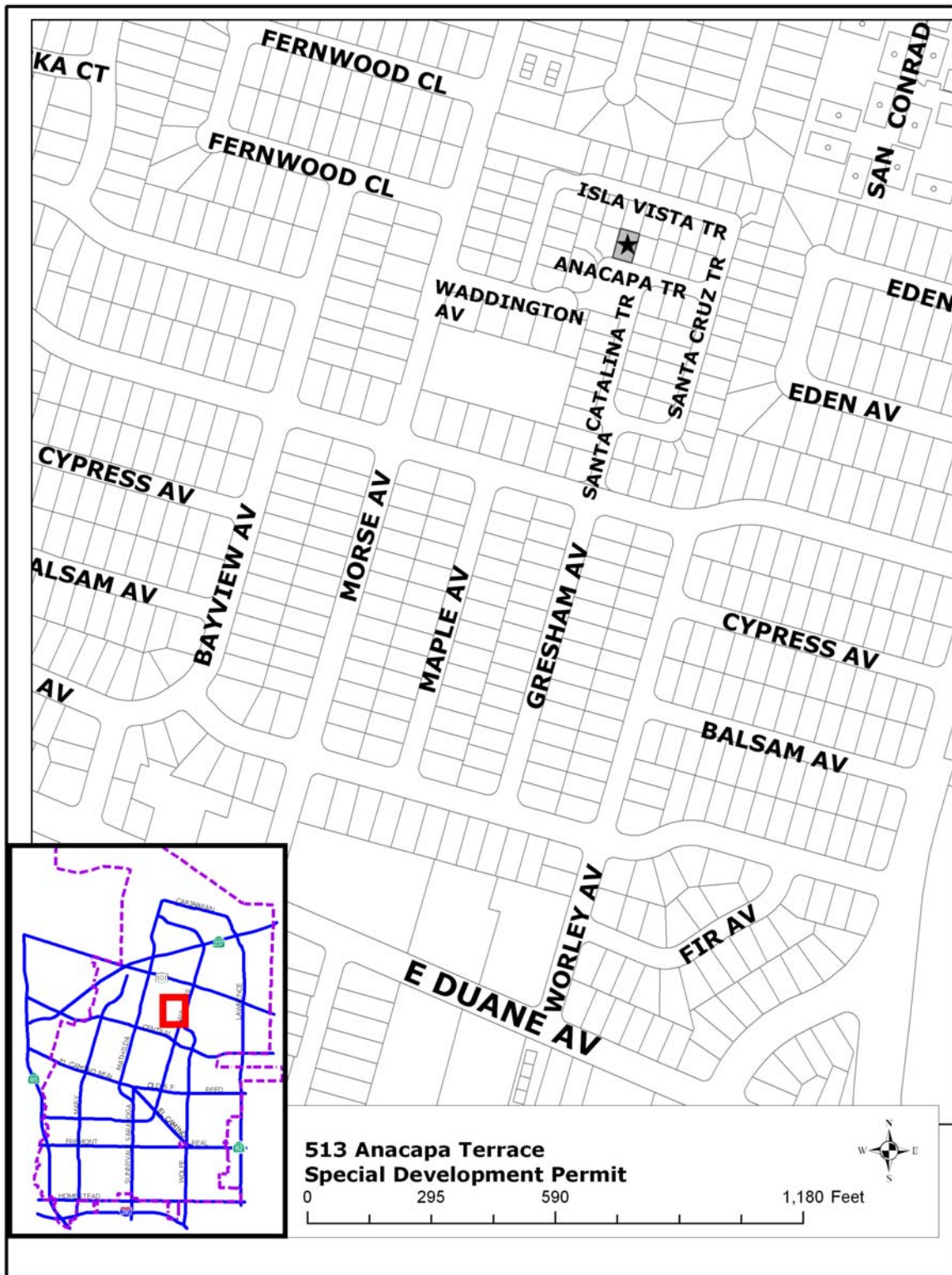
East Two-Story Single Family Home (Planned Development)

West Two-Story Single Family Home (Planned Development)

Issues Floor Area Ratio

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low-Medium Density	Same	Residential Low-Medium Density
Zoning District	R-2/PD	Same	R-2/PD
Lot Size (s.f.)	3,385	Same	8,000 min.
Gross Floor Area (s.f.)	1,881	2,113	No max.
Lot Coverage (%)	35.5%	Same	40% max.
Floor Area Ratio (FAR)	55%	62.5%	45% max. without PC review Existing F.A.R. varies per lot, no max.
Building Height (ft.)	Approx. 25'	Same	30' max.
No. of Stories	2	2	2 max.
Setbacks (First/Second Facing Property)			
Front	18'/20'	Same	Per SDP
Left Side	4'/4'	Same	Per SDP
Right Side	8' 3"/6'	6'/6'	Per SDP
Rear	19'/19'	Same	Per SDP
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.

ANALYSIS**Description of Proposed Project**

The proposed project is to allow the addition of 232 square feet of living space within an existing two-story single family home. The existing home was built as part of an 85-unit subdivision in 1996. Proposed interior modifications will allow for two new bedrooms and a bathroom on the second floor. The proposal does not involve any visual changes to the exterior of the building building. Existing windows will be replaced with equal size sliding windows to serve the two new bedrooms. All proposed additions on properties located in a PD

combining district require a Special Development Permit. As the home exceeds 45% Floor Area Ratio (F.A.R.), Planning Commission review is required.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1996-0055 – 1996-0066	Rezone from R-2 to R-2/PD, Special Development Permit for 85 Single Family Homes, & Vesting Tentative Map for 85 lots and 1 Common Lot	City Council / Approved	2/27/1996

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include interior modifications to existing single family homes.

Special Development Permit

Site Layout: The subject site was approved with a reduced lot size of 3,385 square feet as part of the original planned development project. Building setbacks vary from lot to lot. As with most other homes built within the subdivision, the setbacks do not meet current R-2 development standards as noted in the “Project Data Table” on Page 3. As noted above, there is no proposed enlargement of the building. The new two story area will be constructed within existing walls and be positioned along the same six-foot setback that currently exists for the first story. The ceiling of this first story portion is 18 feet. The new second story will have a 9 foot ceiling height within this area. The front setback of this new second story area lies slightly further back than the existing master bedroom.

Architecture: There are no proposed exterior alterations to the home. The existing windows that serve the newly created bedrooms along the eastern and southern facing elevations will be replaced with equal size sliding windows to meet building code. All interior modifications will require a building permit.

Landscaping: No modifications are proposed to the existing landscaping on site.

Parking/Circulation: The site currently maintains a two-car garage and two uncovered spaces within the driveway. The proposed relocation of the washer and dryer within the garage will not encroach into the required 17' x 18' parking area and 400 square feet (413 s.f.).

Compliance with Development Standards/Guidelines: The proposed addition meets all development standards. The site is part of a small-lot single-family subdivision that includes 85 homes with lots that range from approximately 3,200 to 5,400 square feet. As a result of the addition, the Floor Area Ratio for the lot would be approximately 62.5%.

Expected Impact on the Surroundings: Staff does not expect any significant impacts regarding this proposal. As a result of the interior addition of two bedrooms, windows that previously functioned for the first story living room will now serve the new bedrooms on the second story. No new privacy impacts are created as the home lies directly adjacent to a two-story home.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> Published in the <i>Sun</i> newspaper Posted on the site 94 notices mailed to the property owners and residents within 300 ft. of the project site 	<ul style="list-style-type: none"> Posted on the City of Sunnyvale's Website Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> Posted on the City's official notice bulletin board City of Sunnyvale's Website

The "Heritage of Sunnyvale" (homeowners association) has reviewed the proposal and notes that any exterior changes require approval from the association. The letter located in Attachment E also notes the requirement to maintain a garage for the parking of two vehicles. Since the application notes that there is no physical alteration to the exterior and that the parking requirement is met, no additional approvals are required.

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Special Development Permit. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Special Development Permit with the attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

Recommendation

Recommend Alternative 1.

Prepared by:

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Reviewed by:

Gerri Caruso
Principal Planner

Reviewed by:

Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letter from the Applicant
- E. Letter from the "Heritage of Sunnyvale" Homeowners Association

Recommended Findings - Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element

Policy N1.4 – *Preserve and enhance the high quality character of residential neighborhoods.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. *(Finding Met)*

The project meets all development standards and conditions of the original Special Development Permit. Although the home would maintain a 62.5% Floor Area Ratio, the home was built within a small-lot subdivision. At approximately 2,113 s.f., staff does not find that the size of the home to be excessive or out of scale with the neighborhood. The proposal would enable the owner of the property a modest increase in floor area within the existing footprint of the home.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties. *(Finding Met)*

The proposal will not negatively impact the property or neighborhood as the appearance of the home is not altered. The home is currently located adjacent to a two-story home; therefore, no new privacy impacts are created.

Recommended Conditions of Approval - Special Development Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- C. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- D. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the Planning Commission.
- E. Comply with all requirements of previously approved Special Development Permit File Number 1996-0062.

2. PARKING (Per SDP1996-0062)

- A. Garages shall have a minimum internal dimension of 17 feet x 18 feet, exclusive of all obstruction, including stairways, water heaters, furnaces, and the like and a minimum of 400 sq. ft. in area. Garage spaces shall be maintained at all times so as to allow parking of two automobiles.